149.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,200 / 803,200
					USE VALUE:	803,200 / 803,200
					ASSESSED:	803,200 / 803,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
293		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SORENSON PATRICK G/ETAL	
Owner 2:	SORENSON CAROLYN L	
Owner 3:		
Street 1:	293 GRAY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,591 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1951, having primarily Vinyl Exterior and 1843 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5591.000	333,000		470,200	803,200
Total Card	0.128	333,000		470,200	803,200
Total Parcel	0.128	333,000		470,200	803,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.91 | /Parcel: 435.9

Legal Description

User Acct

98236

GIS Ref

GIS Ref

Insp Date

01/05/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0004-0011.0

!11657!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	333,000	0	5,591.	470,200	803,200	803,200	Year End Roll	12/18/2019
2019	101	FV	252,500	0	5,591.	440,800	693,300	693,300	Year End Roll	1/3/2019
2018	101	FV	252,500	0	5,591.	364,400	616,900	616,900	Year End Roll	12/20/2017
2017	101	FV	252,500	0	5,591.	335,000	587,500	587,500	Year End Roll	1/3/2017
2016	101	FV	252,500	0	5,591.	305,600	558,100	558,100	Year End	1/4/2016
2015	101	FV	238,500	0	5,591.	299,700	538,200	538,200	Year End Roll	12/11/2014
2014	101	FV	238,500	0	5,591.	278,600	517,100	517,100	Year End Roll	12/16/2013
2013	101	FV	238,500	0	5,591.	265,100	503,600	503,600		12/13/2012

PRINT

Date	Time
12/11/20	01:48:02

LAST REV

Date	Time
01/25/18	18:32:04

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11657

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNLAP JAMES P/	1152-101		3/1/1996		223,000	No	No		Y

USER DEFINED

Prior Id # 1:	98236
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2013	962	Re-Roof	7,465					
8/13/2003	672	Redo Bat	23,490	C		G6	GR FY06	
7/15/1997	411	Manual	4,000					REPLACE 11X13 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
1/5/2009	Measured	372	PATRIOT
4/23/2000	Inspected	270	PATRIOT
11/18/1999	Measured	263	PATRIOT
7/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5591		Sq. Ft.	Site		0	80.	1.05	9									470,185						470,200	

Total AC/HA: 0.12835 | Total SF/SM: 5591 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 470,185 | Spl Credit | Total: 470,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31350708
Const Adj.:	0.98980200
Adj $ / SQ:	169.015
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409062
Depreciation:	76086
Depreciated Total:	332977

COMMENTS

PDAS. 8/2012 corrected yr blt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

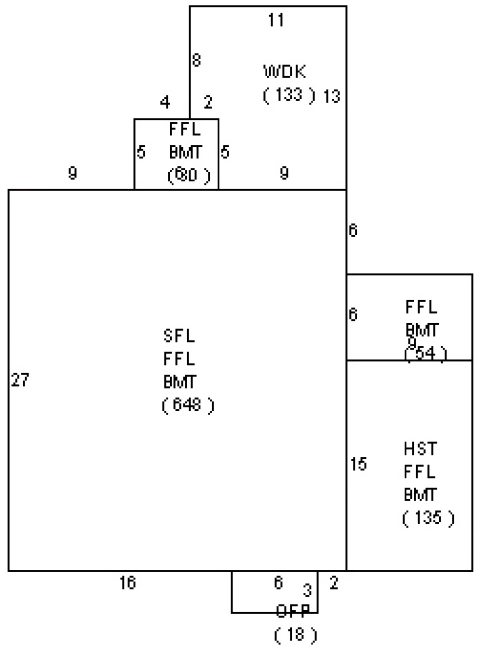
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.01
Special Features:	0	Val/Su Net:	128.03
Final Total:	333000	Val/Su SzAd	210.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	867	60.590	52,533
FFL	First Floor	867	169.010	146,536
SFL	Second Floor	648	169.010	109,521
WDK	Deck	133	13.380	1,780
HST	Half Story	68	169.010	11,408
OFP	Open Porch	18	43.550	784

Net Sketched Area:	2,601			Total:	322,562
Size Ad	1582.5	Gross Are	2668	FinArea	1843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	